038.0	0004	0001.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 593,600 / 593,600
					USE VALUE: 593,600 / 593,600
					ASSESSED: 593,600 / 593,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		ERNEST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O BRIEN KEVIN J/COLLEEN F
Owner 2:	TRS/O BRIEN TRUST
Owner 3:	
Street 1:	16 AMHERST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O BRIEN/DONALD/VIRGINIA -
Owner 2:	LIFE ESTATE -
Street 1:	23 ERNEST RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6034.000	208,900		384,700	593,600
Total Card	0.139	208,900		384,700	593,600
Total Parcel	0.139	208,900		384,700	593,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.46 /Parcel: 386.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25378

GIS Ref

GIS Ref

Insp Date 11/01/18

!3158!

PREVIOUS ASSESSMENT

Parcel ID 038.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	208,900	0	6,034.	384,700	593,600		Year end	12/23/2021
2021	101	FV	201,600	0	6,034.	384,700	586,300		Year End Roll	12/10/2020
2020	101	FV	201,600	0	6,034.	384,700	586,300	586,300	Year End Roll	12/18/2019
2019	101	FV	191,700	0	6,034.	348,600	540,300	540,300	Year End Roll	1/3/2019
2018	101	FV	191,700	0	6,034.	330,600	522,300	522,300	Year End Roll	12/20/2017
2017	101	FV	191,700	0	6,034.	288,500	480,200	480,200	Year End Roll	1/3/2017
2016	101	FV	191,700	0	6,034.	246,400	438,100	438,100	Year End	1/4/2016
2015	101	FV	179,300	0	6,034.	228,400	407,700	407,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:40:10

LAST REV

Date	Time
11/24/21	11:19:01
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3158

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN/DONALD/	47835-214		7/20/2006	Family	1	No	No		
	13975-259		5/1/1980		58,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2021	Mail Update	JO	Jenny O
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	294	PATRIOT
3/22/2000	Inspected	270	PATRIOT
2/28/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6034		Sq. Ft.	Site		0	64.	1.00	3									384,654						384,700	

Total AC/HA: 0.13852 | Total SF/SM: 6034 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 384,654 | Spl Credit | Total: 384,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	59540
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283777
Depreciation:	74917
Depreciated Total:	208860

COMMENTS

OF=TOILET AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

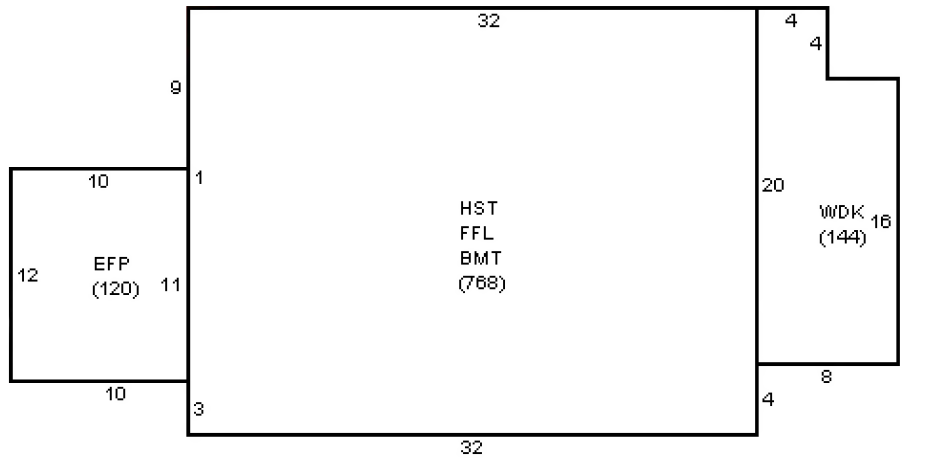
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	95.65
Final Total:	208900	Val/Su SzAd	181.34

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	59.020	45,330
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
WDK	Deck	144	12.940	1,864
EFP	Enclos Porch	120	49.910	5,989

Net Sketched Area:	2,184			Total:	224,238
Size Ad	1152	Gross Area	2568	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

038.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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